

A BILL FOR AN ORDINANCE

RELATING TO DETACHED DWELLINGS.

BE IT ORDAINED by the People of the City and County of Honolulu:

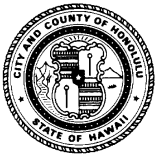
SECTION 1. Purpose and Findings. The purpose of this ordinance is to address the problem of the illegal use of large residential structures in residential districts.

Today's residential development standards have been in place and, for the most part, remained unchanged since the late 1960s.

The City Council finds that additional development standards that are consistent with the purpose and intent of the Land Use Ordinance are necessary to preserve and protect the character and livability of our residential areas, to conserve the beauty and historic character of our neighborhoods, to reduce storm water runoff into our coastal waters, to cool our communities, to address climate change, and to minimize impacts to existing infrastructure.

A select number of new regulations may also curb the growing problem of regulatory abuses and significant negative impacts to our neighborhoods, while leaving much of the existing development standards in place to encourage orderly development. These amendments to the Land Use Ordinance are intended to allow for one-family and two-family households, but not negatively impact the ability of extended families or multigenerational households to build homes in the residential districts.

Residential zoning lots with large detached dwellings that are covered in concrete surfaces from property line to property line increase storm water runoff and raise ambient temperatures. These large structures are also incongruous with the historic and aesthetic integrity of established neighborhoods. The risks associated with large detached dwellings with many occupants include adverse effects on municipal sewage systems, street parking availability, and public safety.



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SECTION 2. Table 21-3.2, Revised Ordinances of Honolulu 1990 ("Residential Districts Development Standards"), is amended to read as follows:

"Table 21-3.2
Residential Districts
Development Standards

Development Standard		District				
		R-3.5	R-5	R-7.5	R-10	R-20
Minimum lot area (square feet)	One-family dwelling detached, and other uses	3,500	5,000	7,500	10,000	20,000
	Two-family dwelling, detached	7,000	[7,500] <u>10,000</u>	14,000	15,000	25,000
	Duplex	3,500	[3,750] <u>5,000</u>	7,000	7,500	12,500
Minimum lot width and depth (feet)		30 per duplex unit, 50 for other uses		35 per duplex unit, 65 for other uses	65 for dwellings, 100 for other uses	100
Yards (feet):	Front	10 for dwellings, 30 for other uses				
	Side and rear	5 for dwellings ^{1, 2} , 15 for other uses			5 for dwellings ^{1, 2} , 15 for other uses	
Maximum building area		50 percent of the zoning lot				
Maximum height (feet) ²		25-30				
Height setbacks		per Sec. 21-3.70-1(c)				

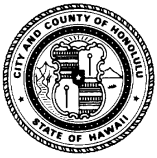
¹ For duplex lots, 5 feet for any portion of any structure not located on the common property line; the required side yard is zero feet for that portion of the lot containing the common wall.

² Heights above the minimum of the given range may require height setback or may be subject to other requirements. See the appropriate section for the zoning district for additional development standards concerning height."

SECTION 3. Section 21-3.70-1, Revised Ordinances Honolulu 1990 ("Residential uses and development standards"), is amended by amending subsection (c) to read as follows:

"(c) Additional Development Standards.

- (1) Maximum Height. The maximum height of structures ~~[shall]~~ will be determined by the building envelope created as the result of the intersection of two planes. The first plane ~~[shall]~~ will be measured



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horizontally across the parcel at 25 feet above the high point of the buildable area boundary line. The second plane [~~shall~~] will run parallel to grade, as described in Section 21-4.60(b), measured at a height of 30 feet. If the two planes do not intersect, then the building envelope [~~shall~~] will be determined by the first plane (see Figure 21-3.10).

(2) Height Setbacks.

- (A) Any portion of a structure exceeding 15 feet [~~shall~~] must be set back from every side and rear buildable area boundary line one foot for each two feet of additional height over 15 feet (see Figure 21-3.10); and
- (B) Any portion of a structure exceeding 20 feet [~~shall~~] must be set back from the front buildable area boundary line one foot for every two feet of additional height over 20 feet.

(3) For zoning lots with one-family or two-family detached dwellings or duplexes:

- (A) The maximum density is a floor area ratio of 0.6.
- (B) The number of wet bars on one zoning lot cannot exceed the following:

<u>Lot size (square feet)</u>	<u>Number of wet bars cannot exceed:</u>
<u>Up to 9,999</u>	<u>1</u>
<u>10,000 and up</u>	<u>2</u>

- (C) The number of laundry rooms in each dwelling unit cannot exceed one.



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- (D) The number of bathrooms on one zoning lot cannot exceed the following:

<u>Lot size (square feet)</u>	<u>Number of bathrooms cannot exceed:</u>
<u>Up to 4,999</u>	<u>3.5</u>
<u>5,000 to 5,999</u>	<u>4.5</u>
<u>6,000 to 6,999</u>	<u>5.5</u>
<u>7,000 to 7,999</u>	<u>6.5</u>
<u>8,000 to 8,999</u>	<u>7.5</u>
<u>9,000 to 9,999</u>	<u>8.5</u>
<u>10,000 and up</u>	<u>9.5</u>

Under no circumstances can the number of bathrooms on one zoning lot exceed 9.5.

- (E) The impervious surface area of a zoning lot cannot exceed 75 percent of the total zoning lot area."

SECTION 4. Table 21-6.1, Revised Ordinances of Honolulu 1990 ("Off-street Parking Requirements"), is amended by amending the "Dwellings, detached, duplex and farm" use entry in the "Dwellings and Lodgings" category to read as follows:

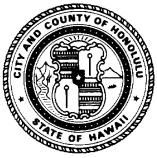
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Table 21-6.1 Off-street Parking Requirements	
Use¹	Requirement²

DWELLINGS AND LODGINGS

Dwellings, detached, duplex and farm	2 per unit plus 1 per [1,000] <u>500</u> square feet over 2,500 square feet (excluding carport or garage)]
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SECTION 5. Section 21-6.40, Revised Ordinances of Honolulu ("Arrangement of parking spaces"), is amended by amending subsections (b) and (c) to read as follows:

- "(b) Where four or more parking spaces are required, ~~[other than for one family or two family dwellings,]~~ the parking lot or area ~~[shall]~~ must be designed or arranged ~~[in a manner that]~~ so that no maneuvering into or from any street, alley, or walkway is necessary in order for a vehicle to enter or leave a space, and ~~[which]~~ in a manner that allows all vehicles to enter the street in a forward manner. For residential uses with four or more parking spaces utilizing the same driveway, an adequate turn-around area must be provided on the zoning lot to meet the requirements of this subsection.
- (c) All spaces must be arranged so that any ~~[automobile]~~ motor vehicle may be moved without moving another motor vehicle, except that tandem parking is permissible in any of these instances:
- (1) Where two or more parking spaces are assigned to a single dwelling unit ~~[and/or]~~ or a parking space is assigned to an accessory dwelling unit.
 - (2) For use as employee parking, except that at no time can the number of parking spaces allocated for employees exceed 25 percent of the total number of required spaces. ~~[Also, for employee parking, "tandem" parking is limited to a configuration of two stacked parking stalls.]~~
 - (3) Tandem parking is limited to a configuration of two stacked parking stalls.
 - (4) Where all parking is performed by an attendant at all times, and vehicles may be moved within the lot without entering any street, alley, or walkway.
- ~~[(4)]~~ (5) For public assembly facilities and temporary events when user arrivals and departures are simultaneous and parking is attendant directed."

SECTION 6. Section 21-10.1, Revised Ordinances Honolulu 1990 ("Definitions"), is amended by adding definitions of "bathroom," "impervious surface," "laundry room," and "wet bar" to read as follows:

"Bathroom" means a room that is equipped for taking a bath or shower, and that includes a sink and toilet. A 0.5 bathroom means a room that is equipped with a sink and toilet, but is not equipped with a bath or shower.



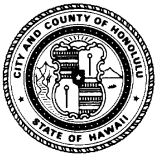
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"Impervious surface" means materials placed on the ground that water cannot easily penetrate, such as concrete, masonry, brick, metal, paving, and asphalt. This definition would include "covered" impervious surfaces.

"Laundry room" means a utility room in a dwelling unit that is used for washing and cleaning clothes and other fabrics, and which contains items such as a washing machine, utility sink, and clothes dryer.

"Wet bar" means a serving counter in a dwelling or lodging unit that is equipped with small single compartment sink that is not a part of a kitchen, bathroom, or laundry room."

SECTION 7. Ordinance material to be repealed is bracketed and stricken. New material is underscored. When revising, compiling or printing this ordinance for inclusion in the Revised Ordinances of Honolulu, the Revisor of Ordinances need not include the brackets, the material that has been bracketed and stricken, or the underscoring.



CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

ORDINANCE _____

BILL **79 (2018), CD1**

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SECTION 8. This ordinance takes effect upon its approval.

INTRODUCED BY:

Trevor Ozawa

DATE OF INTRODUCTION:

November 7, 2018
Honolulu, Hawaii

Councilmembers

APPROVED AS TO FORM AND LEGALITY:

Deputy Corporation Counsel

APPROVED this _____ day of _____, 20____.

Mayor
City and County of Honolulu